

APP_16_01198

5 Grove Road, Havant

Conservation Officer Comments

5 Grove Road is a detached Edwardian property within the St Faith Conservation Area. The property is constructed of red brick with slate roof. The proposal is for a single storey extension to the side and rear following the demolition of the garage to the side of the property and the mono pitch to the rear.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The loss of the existing garage is not detrimental to the character or setting of the conservation area as it is a concrete sectional with a sheet material roof.

It is proposed that the extension extends out to the side of the dwelling by 2 metres with a door facing the front of the property. The juxtaposition between the host dwelling and the proposed flat roof is rather harsh with the extension appearing boxy in comparison to the house. I noticed that within grove road many of the properties have adjoining structures to the side and these are often a mono pitched roof or false pitches. I think that this approach would help soften the look of the proposal from the road and tie it into the overall look of the house as well as of enhancing the appearance of the proposal in relation to character of the area.

The proposed extension appears overly deep creating a mass of flat roof to the rear. I understand from my site visit that the applicant is current re-considering the depth of the extension. A reduction in the depth of the extension would be a very welcome amendment.